

NAVAL BASE CHARLESTON
RESTORATION ADVISORY BOARD (RAB)

Minutes of 11 March 1997

Live Oak Community Center, 2012 Success St., N. Charleston

1. Introduction of the RAB Members and Guests

Ms. Wannetta Mallette, Community Co-chair, opened the meeting at 6:00 p.m. and asked that both RAB members and guests introduce themselves.

2. RAB Members Attending

Mr. Oliver Addison

Mr. Jay Bassett

Mr. James Conner

Mr. Daryle Fontenot

Mr. Tom Fressilli

Mr. Wilburn Gilliard

Mr. Donald Harbert

Ms. Jeri Johnson

Ms. Wannetta Mallette

Mr. Lou Mintz

Mr. Odell Price

Mr. Arthur Pinckney

Ms. Ann Ragan

LDCR Paul Rose

Ms. Priscilla Wendt

3. Guests Attending

Mr. Tony Hunt NAVFAC, SouthDiv

Mr. Brian Stockmaster NAVFAC, SouthDiv

Mr. Gabriel Magwood NAVFAC, SouthDiv

Mr. Paul M. Bergstrand SCDHEC

Mr. Johnny Tapia SCDHEC

Ms. June Mirecki College of Charleston

Mr. J. Michael Reubish CEERD

Mr. Frank Smith SCFCU

Ms. Myrtle Barnett Community Member

Mr. Leroy Carr Chicora-Cherokee

Ms. Susan Dunn Grassroots Coalition

Ms. Rosemary Moore Community Member

Robert and Isabelle Fennessy Community Members

Ms. Genny Fender Shalom

Mr. Dave Backus EnSafe/Allen&Hoshall

Ms. Diane Cutler EnSafe/Allen&Hoshall

Mr. Todd Haverkost EnSafe/Allen&Hoshall

Ms. Sandy Reagan EnSafe/Allen&Hoshall

4. Administrative Remarks and Comments on Minutes

Ms. Mallette asked for administrative remarks or comments on the minutes from the last meeting. No remarks or comments were made.

(Correction in bold.)

5. Subcommittee Reports

Shipyards Detachment Subcommittee

Mr. Arthur Pinckney said there were no activities to report this month but that there will hopefully be something to report next month. The Detachment is a group of former shipyard workers that is helping with the environmental cleanup at the Naval Base.

Finance Subcommittee

Mr. Lou Mintz reported that the Finance Subcommittee started out as an oversight committee, but couldn't get enough information.

Community Relations Subcommittee

The Community Relations Subcommittee met prior to the RAB meeting. The subcommittee worked on a fact sheet about the RCRA Facility Investigation (RFI) results for Zones A, B, C, and I which is similar to the one produced for Zone H. Comments were made on the draft and after comments are received from the Project Team, the final can be produced - hopefully by April.

Another topic that was discussed (topic G on the RAB Meeting Agenda) was doing something for Earth Day. Earth Day is April 22. What the subcommittee wants to do is emphasize what the Navy is doing at the Base as far as cleanup is concerned. As a result, the subcommittee will produce a flyer that emphasizes Earth Day and lets people know that the RAB has people that

can come and speak to them about the RAB and the environmental cleanup. The flyer will also offer the opportunity to take tours of some of the sites on base. The flyer will be sent to RAB members, Chamber of Commerce, Sierra Club, and area schools. Diane Cutler, a Community Relations Specialist with EnSafe/Allen&Hoshall, is working with the subcommittee and spearheading the effort.

Upcoming topics include creating a Web site for the RAB and additional fact sheets.

The Community Relations Subcommittee will be meeting again next month on April 8 from 3:30 - 4:30 at the Caretaker Site Office on base.

6. Reuse Update

The Navy RAB Co-chair announced that the Redevelopment Authority's (RDA) reuse update will be presented at every other meeting in order to be able to accommodate the entire agenda within the allotted hour. So, unless there is any late-breaking news, the reuse update will be presented next month. Ms. Jeri Johnson reported that there is no late breaking news.

Mr. Pinckney asked if the RDA is still operating with a full board? Ms. Johnson said yes, there are seven members. Three of the seven had two year terms and those terms will expire at the end of April. The governor is currently working on replacement candidates, but Ms. Johnson has not heard who they are. The three that are leaving are Dr. Bell, Virgil Johnson, and Allen Metz.

7. Environmental Cleanup Progress Report

Project Status

Underground Storage Tank Program: The Detachment is doing all the Navy's tank removals and to date has removed over 90 tanks.

Asbestos: Building 32 remediation is in progress.

Chicora Tank Farm: The Navy is currently waiting on a reuse response from the City of North Charleston and is in the process of getting additional information to the city and the RDA concerning the tank farm demolition.

Ms. Mallette asked what additional information the Navy is preparing for the city. Mr. Fontenot responded that the RDA asked the Navy to provide a written plan on how they will approach the demolition, and to provide verification that South Carolina Department of Environmental Control (DHEC) has bought off and approved the Navy's method of demolition. The Public Safety Committee has approved the partial demolition of the tanks and the plan is needed to present to the full council so they can determine if the City Council will accept the property for a public conveyance.

Mr. Mintz asked if partial demolition will bring all the tanks down to ground level. Mr. Fontenot answered yes, as level as it can get considering drainage. Mr. Mintz asked if it will be able to be used as a marching field. Mr. Fontenot again replied yes, but that it will need some additional work.

Mr. Mintz made a reference to "pollution" under the ground. Mr. Fontenot reminded Mr. Mintz that the issue here is demolition of the tanks. As far as contamination of soil and groundwater, environmental investigations have been completed and a report has been submitted and approved by DHEC which states that no further action is necessary at Chicora Tank Farm. There is not a contamination problem at the tank farm for soil and water - the Navy is only concerned with how to demolish the tanks.

Mr. Mintz agreed with Mr. Fontenot's statement about no contamination in soil or groundwater, but continued that he is concerned with potential contamination of the tanks themselves. Mr. Fontenot responded that when the demolition process begins, potential contamination of the tanks will be addressed and appropriate measures will be taken. Mr. Mintz speculated the tanks are polluted. Mr. Fontenot reported that he does not have an indication about the state of the tanks, and will not know until the demolition process begins.

Mr. Mintz questioned if the City of North Charleston or the Board of Education will have "problems" with the site. Mr. Fontenot responded that the Navy does not see where there will be a problem with contamination by partially demolishing the tanks on site.

Mr. Mintz wanted it in the record that he thinks the tanks are polluted and hazardous.

Mr. Pinckney asked about the Reuse Plan for the tanks. Mr. Fontenot clarified that the Navy is waiting on a Reuse *Response* to determine if someone is willing to reuse the property with partial demolition of the tanks. That's why additional information is being provided - so they can tell the Navy if they are willing to accept a public benefit conveyance with partial demolition of the tanks. Mr. Pinckney continued by asking if the Navy has received any official word from North Charleston. No official word has been received yet.

Ms. Johnson reported that the RDA has officially stated that they would like the Navy to put the verbal proposal they presented in December (to partially demolish the tanks) in writing, and also include DHEC's commitment that the demolition is an approved procedure. The RDA will take that written response to the City of North Charleston and allow them to present it to the full council. The Public Safety Committee has approved the concept, but needs a full council approval. Once the document is received, that should be all that is necessary for the city to make a final vote on whether or not they will be willing to accept the proposal.

Mr. Mintz referenced a newspaper article that stated that Mayor Keith Summey did not want the property for a playground because they did not have the money to support it, so they in turn offered it to the Board of Education. The Board of Education did not want the property either.

Mr. Pinckney wanted to revisit the RAB's initial discussion about demolition options. His recollection was that the RAB members wanted the tanks totally removed, but they only compromised for partial demolition because the Navy said they wouldn't pay for total demolition. Ms. Ragan added that she recalls the RAB agreed to and was supportive of partial demolition due in part to the cost of total removal. Mr. Mintz agreed with Ms. Ragan's recollection. Mr. Odell Price said he remembers the Navy bringing up the cost, but did not recall them saying that they would not perform total demolition. He said the RAB reached consensus that they wanted partial demolition because the cost for total removal was prohibitive. Mr. Oliver Addison remembered that they reached consensus after they were told that total removal would not be done.

Someone else added that leaving the tanks in place was also one of the DHEC-approved options.

Mr. Tom Fressilli added that the reason the Navy is waiting to hear if there is a user before demolishing the tanks according to the RAB's preference is because if there is no user, there is no reason for the Navy to spend the additional money and time.

Mr. Jim Conner asked how the Mayor of North Charleston can give away the tank farm which he doesn't even own. Ms. Johnson answered that he can't give it away, but what he can do is request a no cost public benefit transfer from the Navy to the City which is essentially a gift. Mr. Conner continued that he does not believe the Navy should relinquish the land, because if any future cleanup is required, the entity that "owns" the land will be responsible for cleaning it up. **Again, Mr. Fontenot stated that the concern at Chicora Tank Farm is demolition of the tanks, not cleanup. There is no cleanup involved. Environmental investigations have already been conducted and it has been determined that no action is required regarding cleanup of soil or groundwater.** Mr. Conner asked if oil is still in the tanks and if that will be cleaned up. Mr. Fontenot replied that any oil remaining in the tanks will be cleaned up during the demolition process - that this is standard operating procedure. The Navy will use standard industry practices when demolishing the tanks.

Mr. Conner continued by asking about the smell of oil that residents reported near the tank farm. Mr. Fontenot said that every indication of the odor points to a tank trucking firm located across the street from the Chicora Tank Farm.

Mr. Pinckney asked if the transfer of the tank farm will also include all the pipes and the entire system. Mr. Fontenot specified that the transfer will only include the fenced-in 23 acres, but the closure will address the tanks, the pipes, and the entire tank system.

RCRA Corrective Action

Mr. Tony Hunt provide the RCRA update. Funding for Zone J, which is the water bodies (Cooper River, Noisette Creek, Shipyard Creek) has been awarded so EnSafe/Allen & Hoshall will begin field work in that Zone later this month. Zone L field work is expected to be awarded this week.

Progress for February: The Zone D RFI report was submitted to the state. The 90% progress meeting for Zones F, G, and K was held in February. Sampling results were reviewed, and determinations were made whether additional samples needed to be taken. As a result, additional

screening and sampling is ongoing. The field work in Zone E, which is the Shipyard, is complete so report generation will now begin.

Solid Waste Management Unit (SWMU) 39: SWMU 39 is in the northern area of the base. Sampling results from the wells that were installed off-base have been submitted. As a review, two wells were installed off-base near O’Heare Avenue to investigate chlorinated solvents that might be migrating off-base. Nothing was found in the deep well, but acetone was found in the shallow well at low concentrations. Acetone wasn’t one of the volatile organic compounds (VOCs) the Navy was looking for, and the acetone may have been a laboratory contaminant or from a landfill.

Two other wells that were installed were right at the Virginia Avenue gate, again, one shallow and one deep. In those wells the Navy was looking for VOCs and semi-volatile organic compounds (SVOCs) which are often components of fuel products, and metals. At these well, there were no chlorinated compounds found, but they did find some of the dissolved fuel type components like methylated naphthalene and benzene. That information supports the geological studies about groundwater flow and the direction of contaminant migration.

One other well that was installed was 13 which was a shallow well. That location already had an intermediate and deep well. At this well, they found tetrachloroethene (PCE), trichloroethene, and some of the other degradation products. The next step is to carry this site into the corrective measures study and determine which is the best alternative for treating contamination that is in the ground.

As the Navy has said all along, they don’t feel there is a connection between what was released at SWMU 39 and what is in the Crawford Street private well. Migration of contamination from the facility is not supported.

Ms. Mallette asked if Hess has completed their investigation and shared any information with the Navy. Although Hess has not shared any information yet, they are conducting an investigation and have done some soil removal and installed some wells. The Navy did do a combined water level measurement with them so Hess could get some information on groundwater flow direction and hydraulic gradient. As soon as Hess submits their report to DHEC they will also share it with the Navy. As a review, free product was found in the well in the corner of the Naval Base property and tests showed that petroleum type product was determined to be migrating onto the base from the north.

Mr. Mintz asked for clarification on Mr. Hunt's statement on laboratory acetone contamination - was it from the laboratory on base or an off-site laboratory. Mr. Hunt said the samples were sent out to be tested.

A guest asked if off-base residential wells were tested. Mr. Hunt explained that there were two wells on Crawford Street that were tested. One of those wells is the one that had TCE (but no degradation products). The guest also asked if a sample of the free product was ever tested to identify its type and source. Hess tested the sample and "fingerprinted" it, and after that they began their activities at the site. The Navy is concerned about the groundwater contamination that is migrating on-site, and will do their own fingerprinting test as well.

Ms. Ragan stated that Hess is required to provide a report on their findings to DHEC. DHEC will decide what needs to be done after they receive and review the report. Mr. Fontenot added that Hess has been very cooperative.

Ms. June Mirecki asked if the Navy found any MTBE hits. Mr. Hunt answered no.

Interim Measures

Mr. Brian Stockmaster provided an update of the Interim Measures. Those activities are summarized below:

SWMU 8 (Oil Sludge Pits) - 50% complete overall, 100% of pit area 1 uncovered. Found sludges and construction debris. In Area 2, sludges were found, excavation continues.

AOC 503 (Unexploded Ordnance) - Completed search on 10 acre area, excavation turned up pieces of scrap metal. Report on search and findings being drafted.

AOC 574 (Petroleum Contaminated Area at Bldg. 9) - Excavation complete, ready to backfill site.

SWMU 83 (Foundry Bldg. 9, completion of process closure cleanup) - 95% complete, waiting on PCB sample results.

SWMU 25 (Old plating shop annex, Bldg. 44) Demolition and removal to the annex portion of the building 60% complete, horizontal and vertical portions of building down.

SWMU 5 and AOCs 621 and 605 (Battery Electrolyte Treatment Area) - Just started this week, flushed pipe and removed, will be removing lead contaminated soils soon.

SWMU 38 (Misc. Storage, North of Bldg. 1605) - Start next week.

SWMU 42 (Former Asphalt Plant Area) - Just started this week, removal of lead contaminated soils.

SWMU 14 (Chemical Disposal Area) - Looking to start excavation on 3/19/97.

AOC 707 (Bldg. 1795 fuel oil spill) - Excavated area waiting on confirmation sample results.

AOC 708 (NS-668/669 oil spill) - waiting on confirmation sample results.

SWMU 7 (Public Works Storage Yard - Old Corral) - 20% complete, removed old shed and concrete broken up at site, will be excavating contaminated soils next.

Mr. Mintz asked what the Navy does with petroleum-contaminated soils. Mr. Stockmaster said it depends on the levels. If they're found suitable, they hope to bioremediate them. However, if other constituents are found in the soil, such as metals, bioremediation would not make sense because metals won't be affected by bioremediation. In some instances, the soil is brought some place and used for laying asphalt and making roads. The Navy tries to find the most suitable disposal or reuse for the soil.

Mr. Conner asked if mercury contamination was found while testing at the Foundry. Mr. Stockmaster said he does not know if the actual investigation turned up mercury, but investigation is not the intent of the Interim Measure process. However, he can say there are some PCB and oil spill areas in there, lead dust, and PCB oils that were inside of machinery that were taken care of. Mr. Hunt said that he does not recall mercury in that area, but does remember cadmium and chromium.

Someone asked for the clarification of what was demolished at SWMU 25. The Bldg. 44 annex portion is what was demolished. The concrete pad has not been pulled up yet, but it will be.

8. Information on Environmental Justice Presentation for RAB

Mr. Fontenot reported that he is currently working on finding a local speaker to come to the RAB and give a briefing on Environmental Justice. Hopefully, someone will be able to come in to speak at the April meeting.

9. Remaining Questions and Comments

Ms. Mallette asked if there were any further questions or comments from RAB members or guests.

Agenda for the next meeting will include a report from the Community Relations Subcommittee and a Reuse Update from Jeri Johnson.

RAB meetings will be held at the same location (Live Oak Community Center) unless otherwise announced.

10. Adjournment